

January 2020 Recreation & Parks Commission Report

Administration Agenda Items

1. West Franklinton Parks Improvements (0073-2021)

Project History/Background: This ordinance is to authorize the Director of the Recreation and Parks Department to enter into contract with EDGE Group, Inc. to provide professional services associated with the park land design for the West Franklinton Parks Improvements.

Franklinton is recognized as the oldest community in Columbus, reaching back to the early 1800's in development. Located on the west side of downtown, Franklinton has become a diverse cross section of neighborhoods, from the arts district along the eastern edge, the redeveloping West Broad Street corridor, to dense single family housing in the western side. The West Franklinton community predominantly encompasses neighborhoods west of 315 to I-70, and from I-670 to Mound Street on the south edge. Like many older built-out communities, providing quality greenspace, recreation, and accessibility presents a significant development challenge for the long-term health and well-being of the community.

This legislation will begin the design of improvements to three of West Franklinton's largest public spaces---the wide street islands of **Dakota Avenue, West Park Avenue, and Guilford Avenue**. The Department's 2019 Land Plan shows that West Franklinton is per capita the most underserved community in the city for parks and recreation facilities. A mere 10.8 acres of parkland exists in an inner city community of over 9,000 residents. To address some of this need, this project will design selected recreation improvements for the street islands, which combined are over 6.5 acres of public greenspace. Over 6,000 residents live adjacent to or within a few minutes' walk from these three sites.

Since 2017, the Department has been collaborating with the Development Department and engaging with the Franklinton community on the potential of activating these greenspaces as small neighborhood parks with potential amenities such as walking paths, gathering spaces, and play spaces. In 2019, the Franklinton Area Commission endorsed this project to move forward with Urban Infrastructure Recovery Funds (UIRF) for design and construction.

The design effort of these parks will be bundled under a single contract to provide efficiency in costs, timing, and community involvement, and coordination with other city departments. In late 2021, a planned modification to this contract will be submitted to the Commission for final detailed design and bid documents. The UIRF funding for design and construction of these improvements is \$ 987,035.00. Design is set to be completed by the end of 2021, with construction beginning in 2022.

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on September 18, 2020 and received by the Recreation and Parks Department on October 9, 2020. Proposals were received from the following companies:

<u>Company Name</u>	<u>Status</u>	<u>Amount*</u>
The Mannik & Smith Group, Inc.	(MAJ)	N/A
MKSK, Inc.	(MAJ)	N/A
Behnke and Associates	(MAJ)	N/A
Edge Group, Inc.	(MAJ)	N/A
Designing Local LLC	(MAJ)	N/A
POD Design	(MAJ)	N/A
Implement	(MAJ)	N/A
REALM Design	(MAJ)	N/A

*Note, design contracts are quality based selections and not based on price. Costs were not requested nor are they part of this evaluation.

In accordance with City Code, a selection team evaluated the proposals, conducted short list interviews, and recommended EDGE Group, Inc. be selected to perform the work. The firm was chosen based on their referenced projects, experience, qualifications, availability, timeline, and project approach.

Principal Parties:

EDGE Group, Inc.
330 West Spring Street, Suite 350
Columbus, OH 43215
Tedd Hardesty, (614) 486-3343
CC001500
June 13, 2021

Area(s) Affected: Franklinton (54)

Number of residents served: Over 6,000 residents live adjacent to or within a ten minute walk to these park sites.

Fiscal Impact: \$87,436.00 is budgeted and available from within the Recreation and Parks Voted Bond Fund to meet the financial obligations of this contract.

Fees:

Base Scope:	\$82,436.00
Contingency/If authorized:	<u>\$ 5,000.00</u>
Total:	\$87,436.00

Emergency Justification: An emergency is being requested to complete the community engagement, program finalization, and project design, by the end of 2021 and available for bidding in 2022.

Benefits to the Public: Franklinton is one of the city's most underserved communities for parks and active recreation. Providing small neighborhood-scale recreation spaces will improve community health and wellness through outdoor play, walking, social interaction, and a sense of neighborhood pride.

Community Input/Issues: Public input was gathered throughout 2017 and 2018 through direct engagement at public meetings and person-to-person exchanges at the Franklinton Library. A survey was conducted; and playgrounds, trees with open active space, walking paths, benches, and shelters were listed as the top park priorities. The project was discussed with the Franklinton Area Commission and Franklinton Board of Trade during 2018.

Master Plan Relation: This project will support the mission of Recreation and Parks to provide quality recreational parks, paths, and easy, all-age connectivity for Columbus residents.



2. Confluence Village Park—Construction Contract (0074-2020)

Project History/Background: This ordinance is to authorize the Director of the Recreation and Parks Department to enter into contract with George J. Igel & Company, Inc. for the construction of Confluence Village Park.

For several years, the planned redevelopment around the west end of Nationwide Blvd has envisioned a park space along the east bank of the Olentangy River. This 3 acre park construction contract will provide a complete reconstruction of the Olentangy River Boat Ramp, and build walks, benches, lighting, and improvements along the east bank of the river for hundreds of residents and employees of the new Confluence Village development, as well as thousands of visitors to the new Crew Stadium. This contract will enable building the park concurrently with construction of Recreation and Parks’ Olentangy Trail Arena District Connector Bridge. This project coincides with the completion of the new stadium and bridge in the summer of 2021, as well as the private multi-use developments surrounding Confluence Village.

The construction project is anticipated to start in late February/2021, with work substantially complete by September/2021. Additional contingency funds have been added to the project total due to the potential of contaminated on site soils that may be required to be specially handled and hauled off site.

Proposals were advertised through Vendor Services, in accordance with City Code Section 329, on November 23, 2020 and received by the Recreation and Parks Department on December 14, 2020. Proposals were received from the following companies:

<u>Company</u>	<u>Status</u>	<u>Amount</u>
Complete General Construction	MAJ	\$977,983.17
Facemyer Company	MBE	\$1,166,166.20
Kokosing Construction Co.	MAJ	\$1,025,941.88
George J. Igel Co.	MAJ	\$940,155.73

After reviewing the bids that were submitted, it was determine that George J. Igel was the lowest and most responsive bidder.

George J. Igel & Company and all proposed subcontractors have met code requirements with respect to prequalification, pursuant to relevant sections of Columbus City Code Chapter 329.

Principal Parties:

George J. Igel and Company, Inc.
2040 Alum Creek Drive
Columbus, OH 43207
Matt Check, (614) 246-2312
CC006024
3/18/2021

Area(s) Affected: Greater downtown area, Olentangy Trail, Crew Stadium and surrounding development, special events, and all trail users. Columbus Downtown Community: 55

Fiscal Impact: \$1,222,200.73 is budgeted and available from within the Recreation and Parks Voted Bond Fund 7702 to meet the financial obligations of this contract.

Construction:

Base Bid (Igel Construction Co.):	\$940,155.73
Contingency (20%):	\$188,030.00
Construction Cost Total:	\$1,128,185.73 (Engineer's Estimate \$1,274,031)

DPS Construction Inspections/Prevailing Wages: \$94,015.00

Total Project Costs:

Construction Cost Total:	\$1,128,185.73
<u>Professional Services Total:</u>	<u>\$94,015.00</u>
Project Construction Cost Total:	\$1,222,200.73

Emergency Justification: Emergency action is requested so that the contractor can begin work by February 1, 2021 and be substantially complete with the work by September 15, 2021, to coincide with the timing of major civic projects be completed and opened in Confluence Village.

Benefits to the Public: Over 2 million people visit the Arena District each year. This will increase significantly with the development of Confluence Village and Crew Stadium. The district contains major attractions, special events, employment centers, and rapidly expanding residential living. The Olentangy Trail travels along the west side of the river, but thousands of trail users cannot ride, walk, run, or access the east side. The Confluence Village Park and Boat Ramp will provide a safe, attractive, accessible way to access the Olentangy and Scioto downtown waterways.

The existing Olentangy Boat Ramp was built in the 1970's, and is unsafe, flood damaged, and been in disrepair for several years. The new ramp will be made easily accessible for kayakers, canoeists, and emergency access to the 14 mile Olentangy Water Trail and the Scioto Mile. The proposed park space will convert a former asphalt parking lot into a vibrant, small scale riverfront park with access to kayaks, bikes, and walking paths along a scenic downtown stretch of the Olentangy River.

Community Input/Issues: For several years the Department has received many inquiries regarding better trail access to Confluence Village as well as an expressed strong desire to improve the riverfront and the Olentangy Boat Ramp for kayaking and canoeing.

Number of residents served: Confluence Village will be one of the city's major downtown destinations. Several thousand new residents and employees are expected to be added with new residential and office development. The Olentangy Trail has over 1,000,000 uses/year.

Master Plan Relation: The construction of the Project improves recreation opportunities, and access to trails and greenways corridors.



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|-----------------------|----------------------------------|----------------------------|----------------------------------|
| 1 Lawn | 7 Rain Garden / Ornamental Grass | 13 Bike Share Station | 19 Existing R/W Parcel Line |
| 2 Linear Stairs | 8 Extended Concrete Walkway | 14 Seating Blocks | 20 Existing Pump House Structure |
| 3 Concrete Walkway | 9 New Boat Ramp | 15 Existing 2" Gas Line | 21 Existing Vegetation |
| 4 Lighting | 10 River Boat Ramp | 16 Existing 36" Water Line | |
| 5 Ornamental Tree Row | 11 Plaza | 17 Rip-Rap Protection | |
| 6 Existing Power Pole | 12 Kayak Rental/Storage | 18 Gravel Transition Plaza | |



Overall Looking South

3. Indian Mound (Scioto Southland) Professional Services Contract Modification (0075-2021)

Project History/Background: This ordinance is to authorize the Director of the Recreation and Parks Department to modify an existing contract with Hardline Design Company (ord. 1886-2019, PO004191) to provide professional services associated with the Indian Mound Renovations.

The improvements to the Indian Mound Community Center included updating the HVAC, plumbing, and electrical systems as well as upgrading existing classrooms and the gymnasium. There is also an addition that will house a new art room, ceramics room, fitness center, classrooms, game room, restrooms, kitchen, welcoming lobby and offices that will enhance the community's use of this facility. The existing facility had 10,127 square feet and was expanded to 32,000 square feet.

This construction project finished nearly 8 months past the contractual deadline of November 2019. As a result, extended services were required of the design professional to manage the construction contract and to provide construction inspection services. The funds necessary to compensate the design professional for these services need to be transferred from the purchase order associated with the construction contract since it was by action of the contractor which caused the project to finish in June of 2020.

The additional fee due to Hardline Design is \$53,482.80. The need for the additional services was a direct result of construction activities past the contractual completion date that could not have been foreseen at when the contract was initially awarded. Initiating another procurement process for the services was not viable as the Department was already in contract with Hardline Designs for these services and had been since June of 2018. This fee was calculated by using existing hourly rates that were already established by the original contract multiplied by actual hours spent on the project.

The services were provided prior to a legislated contract modification as a result of a \$1.1 million dollar claim that was submitted by Gutknecht Construction in October, 2020. The claim journeyed through the claim resolution process prescribed by the construction contract and it was determined by a Claim Resolution Committee that Recreation and Parks was not going to further compensate Gutknecht Construction for damages experienced on this project. Once the claim was settled, the level of effort of the design professional was able to be determined and finalized.

Proposals were originally advertised through Vendor Services, in accordance with City Code Section 329, and received by the Recreation and Parks Department on November 8, 2015. Proposals were received from the following companies:

<u>Company</u>	<u>Status</u>	<u>Amount</u>
Hardline Designs	(MBE)	N/A
Abbot Studios	(MAJ)	N/A
Braun & Steidl	(MAJ)	N/A
Meyers + Associates	(MAJ)	N/A
Rogers Krajnak	(MAJ)	N/A
Schorr Architects	(MAJ)	N/A
Star Consultants	(MBE)	N/A

*Note, design contracts are quality based selections and not based on price. Costs were not requested nor were they part of this evaluation.

In accordance with City Code, a selection team evaluated the proposals and recommended Hardline Design Company be selected to perform the work. The firm was chosen based on their referenced projects, experience, qualifications, availability, timeline, and project approach.

Principal Parties:

Hardline Design Company
4608 Indianola Avenue
Columbus, Ohio 43214
Charissa Durst, 614-784-8733
31-1688928

Area(s) Affected: Far South Area (64)

Number of residents served: Approximately 3,400 residents

Fiscal Impact: The expenditure of \$898,362.74 was legislated for the Olentangy Trail - Arena District Connector Bridge project by Ordinance 1556-2017 and 1272-2019. This ordinance will provide funding that will modify the previously authorized amount by \$385,000. \$385,000.00 is budgeted and available in the Recreation and Parks Voted Bond Fund 7702 to meet the financial obligations of this contract modification. The aggregate total amount authorized, including this modification, is \$1,283,362.74.

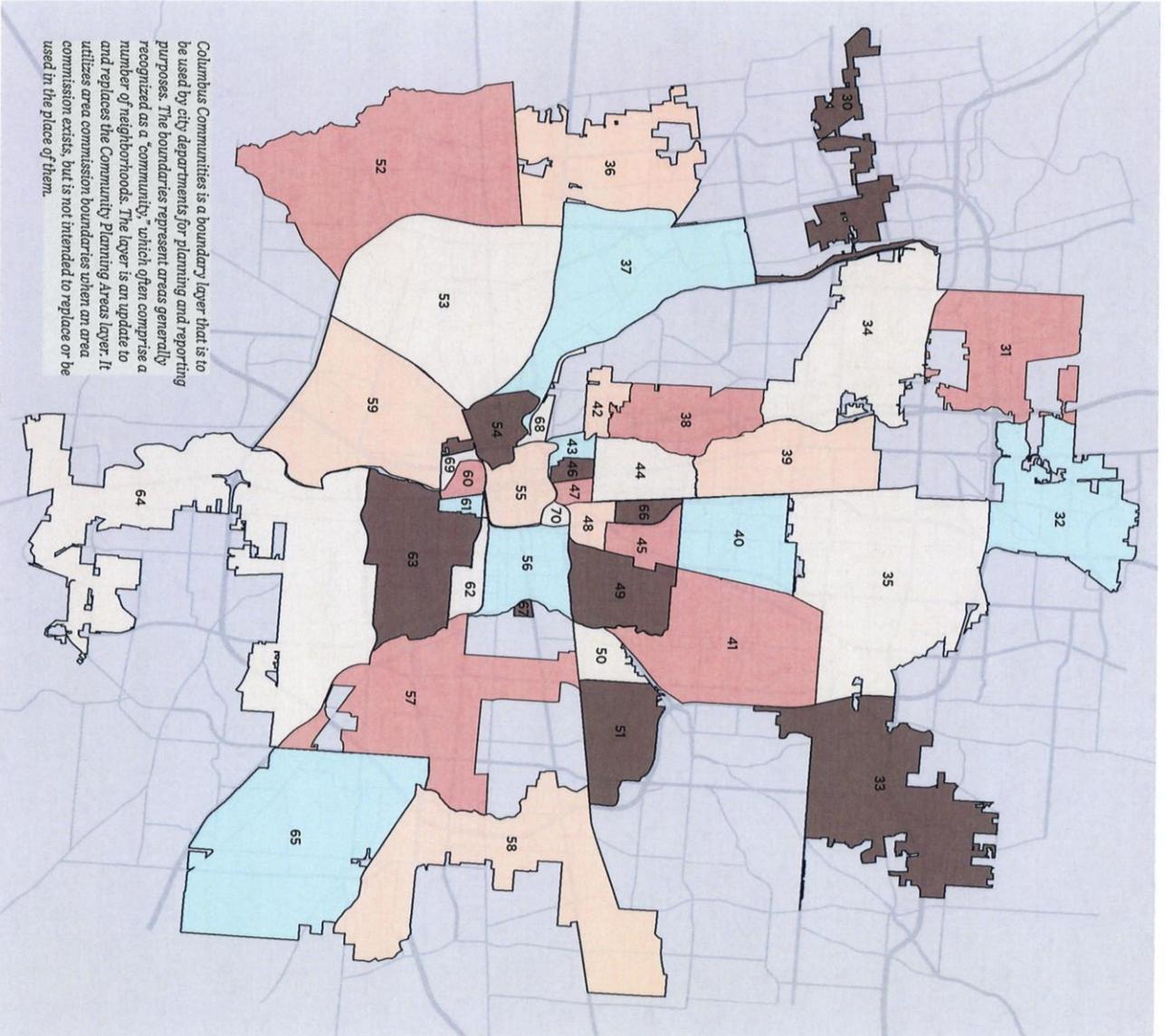
Emergency Justification: An emergency is being requested since the services were already provided and owed to Hardline Design Company.

Benefits to the Public: This project will benefit the community by renovating and expanding a

facility to help meet the growing recreation needs of the Far South Area.

Community Input/Issues: Prior to Construction several Community meetings were held to gather input. Presentation was also made to the Area Commission once a final design was agreed upon by the community.

Master Plan Relation: This project will support the mission of the Recreation and Parks Master Plan by updating and renovating an existing park facility.

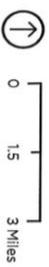


Columbus Communities is a boundary layer that is to be used by city departments for planning and reporting purposes. The boundaries represent areas generally recognized as a "community," which often comprise a number of neighborhoods. The layer is an update to and replaces the Community Planning Areas layer. It utilizes area commission boundaries when an area commission exists, but is not intended to replace or be used in the place of them.

Columbus Communities

- 30 Hayden Run
- 31 Far Northwest
- 32 Far North
- 33 Rocky Fork-Blacklick
- 34 Northwest
- 35 Northland
- 36 Far West
- 37 West Scioto
- 38 Olentangy West
- 39 Clintonville
- 40 North Linden
- 41 Northeast
- 42 Fifth by Northwest
- 43 Harrison West
- 44 University District
- 45 South Linden
- 46 Victorian Village
- 47 Italian Village
- 48 Milo-Grogan
- 49 North Central
- 50 East Columbus
- 51 Airport
- 52 Westland
- 53 Greater Hilltop
- 54 Franklinton
- 55 Downtown
- 56 Near East
- 57 Mid East
- 58 Far East
- 59 Southwest
- 60 Brewery District
- 61 German Village
- 62 Livingston Avenue Area
- 63 South Side
- 64 Far South
- 65 South East
- 66 State of Ohio
- 67 Wolfe Park
- 68 Dublin Road Corridor
- 69 Harmon Road Corridor
- 70 Fort Hayes

THE CITY OF
COLUMBUS
 ANDREW J. GINTHER, MAYOR
 DEPARTMENT OF
 DEVELOPMENT



Date: November 1, 2018
 Columbus Planning Division/mc